

CASE NUMBER: 15SN0613
APPLICANT: Verizon Wireless



**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Planning Commission (CPC)

Public Hearing Date:

FEBRUARY 17, 2015

CPC Time Remaining:

100 DAYS

Applicant's Agent:

JAMES W. THEOBALD
(804-771-9513)

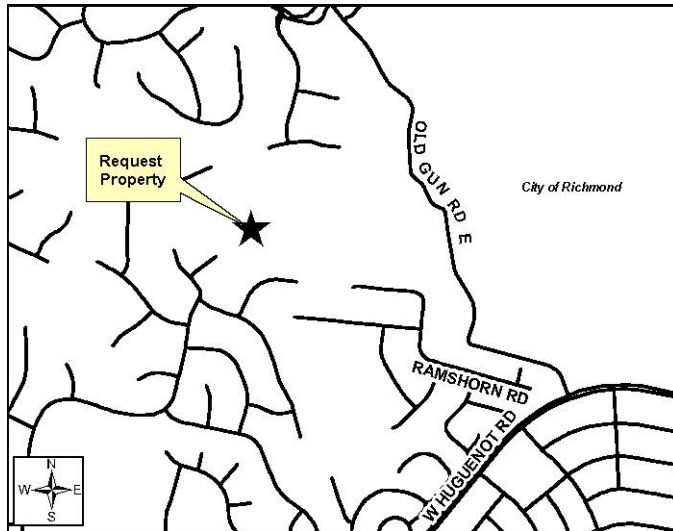
Applicant's Contact:

VERIZON WIRELESS
(804-363-0891)

Planning Department Case Manager:

ROBERT CLAY (804-796-7122)

CHESTERFIELD COUNTY, VIRGINIA
Magisterial District: **MIDLOTHIAN**



APPLICANT'S REQUEST

Conditional use to permit a communications tower in a Residential (R-40) District.

A 100-foot communications tower and associated improvements are planned.

- (NOTES: A. Conditions may be imposed or the property owner may proffer conditions.
B. Under the Federal Telecommunications Act, localities cannot regulate cell towers on the basis of possible health or environmental effects of radio frequency emissions.
C. Proffered conditions and plans and elevations are located in Attachments 1 and 2.)

RECOMMENDATION

STAFF

RECOMMEND APPROVAL

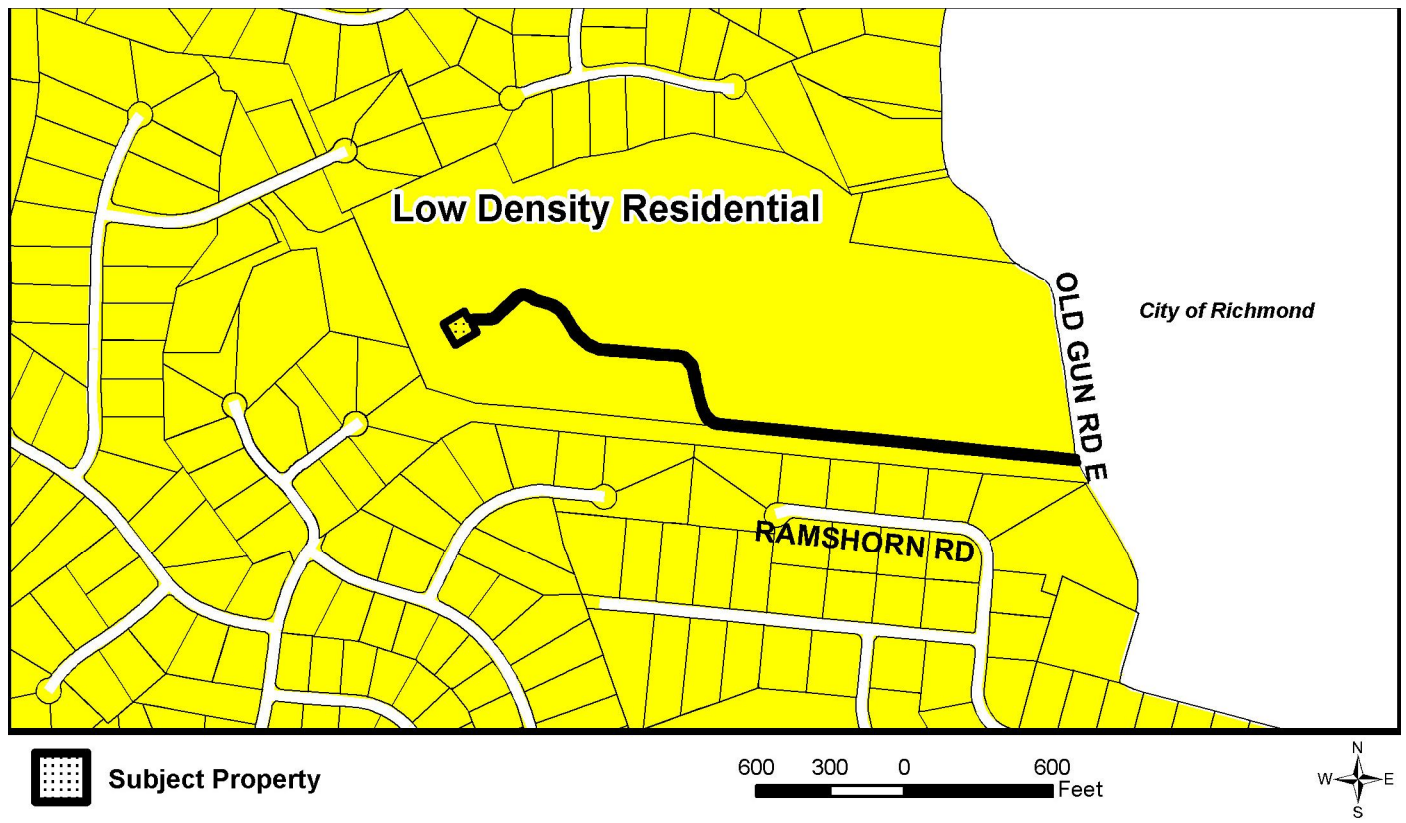
- Complies with Public Facilities Plan
- Consistent with Telecommunications Tower Siting Policy

SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-

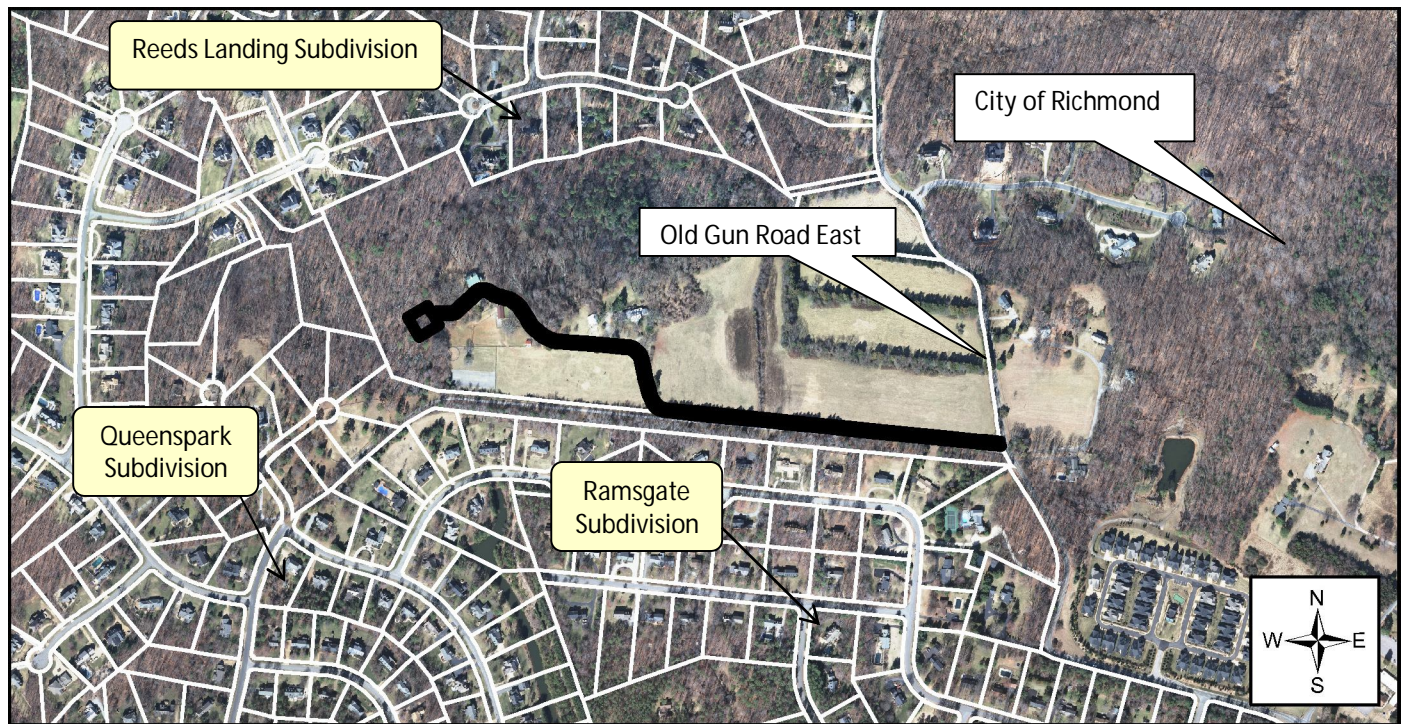
Map 2: The Comprehensive Plan

Classification: **LOW DENSITY RESIDENTIAL**

The designation suggests the property is appropriate for single family dwellings on lots of approximately 1 acre. Single family dwellings on lots smaller than 1 acre are appropriate provided usable open space is provided.



Map 3: Surrounding Land Uses & Development



PLANNING

Staff Contact: Robert Clay (804-796-7122) clayr@chesterfield.gov

PROPOSAL

A 100-foot communications tower is proposed. Proffered conditions limit the proposed tower to a “slick stick” monopole design. This provides for the antennas to be internally mounted.

PUBLIC FACILITIES PLAN

The Public Facilities Plan, an element of the Comprehensive Plan, encourages:

- co-location on existing telecommunications towers, or
- architectural incorporation into existing building features

Where co-location or architectural incorporation is not feasible, in areas designated for residential development, the Plan suggests that towers should be located and designed to conceal these facilities to the greatest degree feasible and minimize their visual impact. The visual presence should be minimized by:

- Locating where natural features such as topography or forested areas exist and will be maintained.
- Obscuring or blocking views with other existing structures.
- Using stealth designs to disguise and camouflage the appearance. When this is not feasible, the tower should be of a monopole design.

TOWER SITING POLICY

The Policy establishes guidelines for design, setbacks and security. Elements of the Policy are as follows:

- Discourages sectorized arrays in residential areas
- Limits size of satellite and microwave dish antennas
- Requires certification of structural integrity
- Requires setbacks from existing off-site dwellings, and public rights-of-way (not withstanding Ordinance setback requirements)
- Prohibits signs, except as required by state or federal guidelines
- Requires security fence to preclude trespassing
- Provides for screening of tower base and ground mounted equipment

The following provides an overview of conditions offered by the applicant to mitigate the impact of the tower on area properties:

General Overview	
Requirements	Details
Location	Tower is located approximately 2300 feet from Old Gun Road East, and approximately 200+ feet from closest adjacent residential development boundaries. <i>Plan and Policy</i>
Tower Design	Requires the tower to be: <ul style="list-style-type: none"> • Gray or another neutral color that is approved by the Planning Department; • Not be lighted; • Designed as a monopole with internally mounted antennas ("slick stick"); and • No satellite and microwave dish antennas <i>Proffered Condition 3 and Policy</i>
Signage	<ul style="list-style-type: none"> • No signage permitted <i>Proffered Condition 1 and Policy</i>
Fencing and Screening of Tower Base	<ul style="list-style-type: none"> • Requires board on board security fence to preclude trespassing • Meet screening requirements of tower base and ground mounted equipment for development in O, C or I Districts: <ul style="list-style-type: none"> ➤ Board on board fence ➤ Tree retention/landscaping around fenced compound (north, west and south sides) <i>Proffered Conditions 2 & 4 and Policy</i>
Structural Integrity	Requires the submittal of a report, verified by a registered professional engineer, to ensure the structural integrity of the tower. <i>Proffered Condition 5 and Policy</i>
Tower Height	Not to exceed 100 feet. <i>Proffered Condition 6</i>
Cessation of Use	Requires removal of tower and equipment if use ceases for more than twelve (12) months. <i>Proffered Condition 7 and Policy</i>

As proffered, the proposed communications tower complies with the Comprehensive Plan and is consistent with the Telecommunications Tower Siting Policy criteria. The tower has been located and designed to conceal the facility to the greatest degree feasible and to minimize the visual impact.

PUBLIC FACILITIES

FIRE SERVICE

Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Bon Air Fire Station, Company Number 4
EMS Facility	The Bon Air Fire Station, Company Number 4

This request will have minimal impact on Fire and (EMS)

COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

Staff Contact: Steve Adams (804-751-4461) adamss@chesterfield.gov

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to be minimal.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

VDOT Land Use Regulations

Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	No comments

WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

Water and Wastewater Systems			
	Currently Serviced?	Size of Existing Line	Connection Required by County Code?
Water	No	8"	No
Wastewater	No	NA	No

The proposed request will not impact the public water and wastewater systems.

ENVIRONMENTAL

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has not comment on this request.

CASE HISTORY	
Applicant Submittals	
12/1/14	Application submitted
1/16/15	Revised proffers and an enhanced plan depicting a buffer were submitted
Community Meetings	
12/9/14	Community Meeting with Applicant, Staff, Midlothian District Commissioner and Adjacent Property Owners Issues Discussed <ul style="list-style-type: none"> • Results of balloon test • Residential area, but providing service with minimal impact on community • Tower design • Other locational considerations • Visibility from adjacent properties • Installation time frame
1/13/15	Field Meeting with Applicant, Staff, Midlothian District Commissioner and Adjacent Property Owners Issues Discussed <ul style="list-style-type: none"> • Review of field location of proposed tower

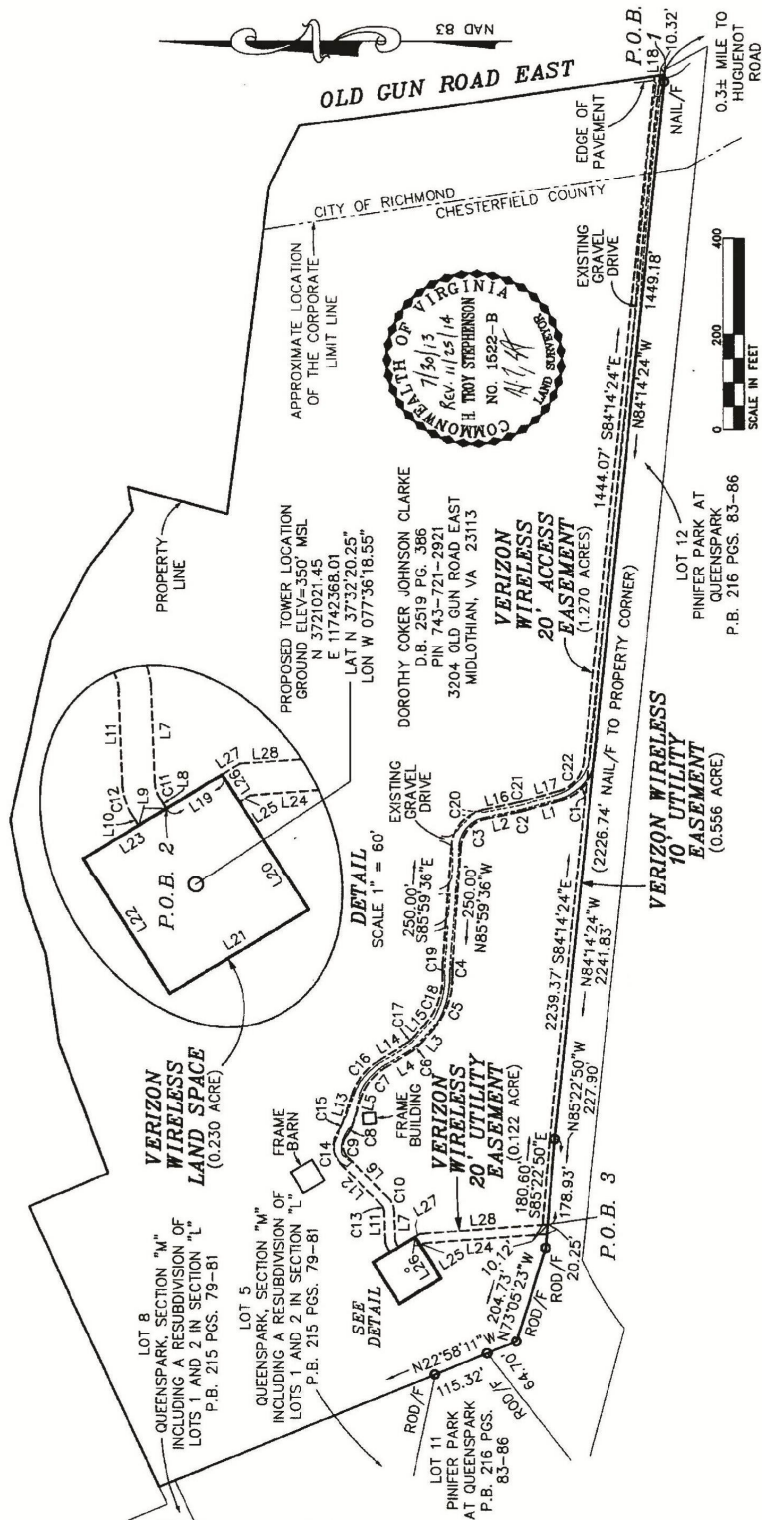
PROFFERED CONDITIONS

The property owner and applicant in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the property under consideration (the "Property") will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the owner and applicant. In the event this request is denied or approved with conditions not agreed to by the owner and applicant, the proffer shall immediately be null and void and of no further force or effect.

1. There shall be no signs permitted to identify this use. (P)
2. The base of the tower shall be enclosed by a wood board-on-board fence designed to preclude trespassing and to screen the base of the tower and ground-mounted equipment from adjacent properties (the "Fence"). The Fence shall have a height equal to or greater than the height of the tallest ground-based equipment or shelter (excluding the tower) installed within the 50' x 50' fenced compound. A twenty-five (25) foot wide buffer shall be provided around the northern, western, and southern sides of the 50' x 50' fenced compound (the "Buffer") as shown on the site plan attached hereto. This buffer shall meet the planting requirements of "perimeter landscaping C" of the Zoning Ordinance. A detailed plan depicting this requirement shall be submitted to the Planning Department for approval in conjunction with final site plan review. (P)
3. The color, design and lighting system for the tower shall be as follows:
 - a. The tower shall be gray or another neutral color, acceptable to the Planning Department.
 - b. The tower shall not be lighted.
 - c. The tower shall be a "slick stick" monopole structure with antennas concealed within the structure.
 - d. No satellite dish and microwave dish antennas shall be attached to the telecommunications tower. (P)
4. Any building or mechanical equipment shall comply with the Zoning Ordinance relative to architectural treatment of building exteriors and screening of mechanical equipment in O, C and I Districts. (P)
5. Prior to use of this telecommunications tower, the owner of the tower shall obtain approval of the structural integrity by a registered professional engineer licensed in Virginia and a copy of the report filed with the Planning Department. (P)

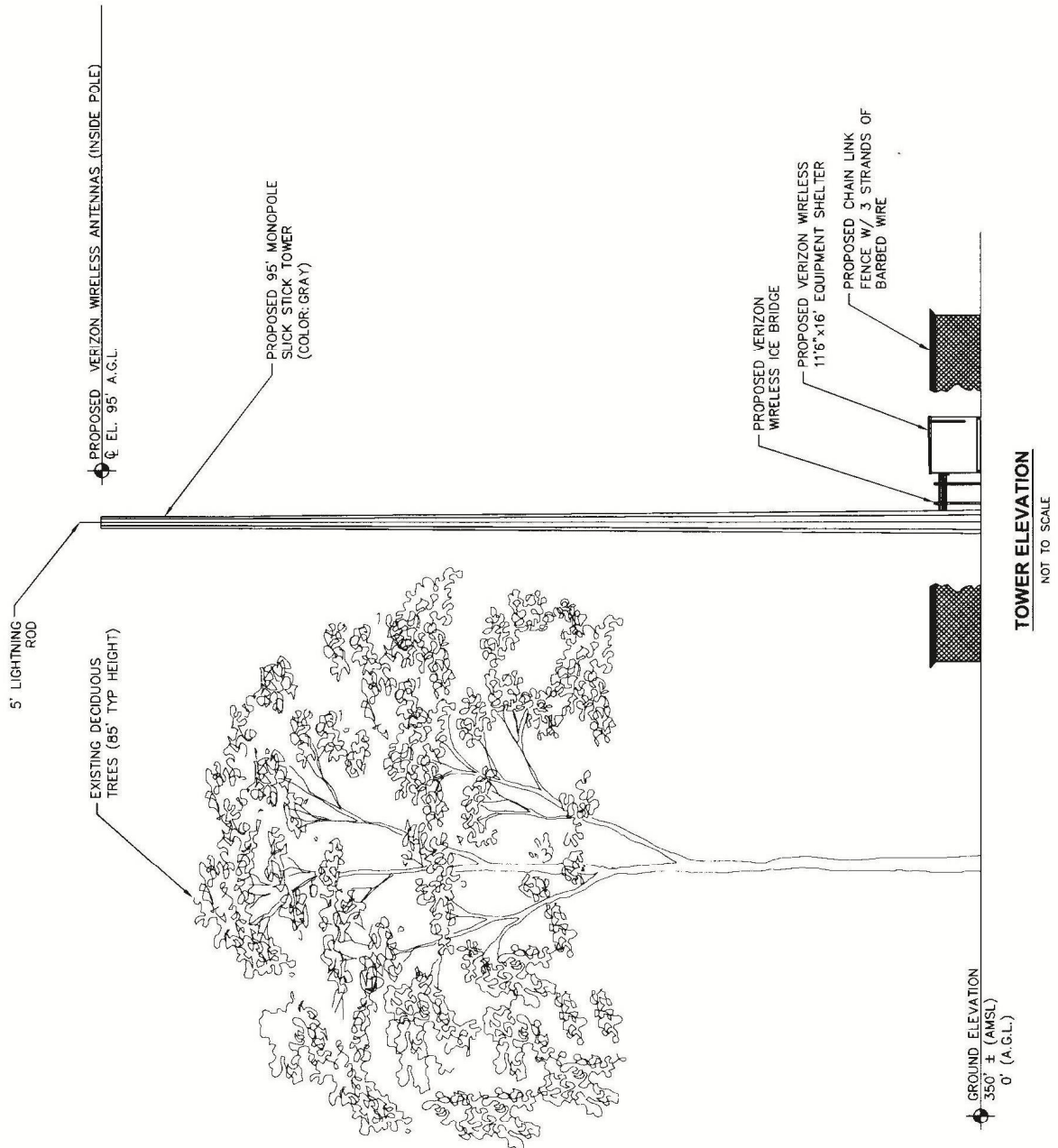
6. The tower shall not exceed a height of 100 feet. (P)
7. At such time that the tower ceases to be used for communications purposes for a period exceeding twelve (12) consecutive months, the owner/developer shall dismantle and remove the tower and all associated equipment from the property. (P)

PLANS AND ELEVATION



15SN0613-1

PLANS AND ELEVATION



15SN0613-2

PLANS AND ELEVATION

